

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01498/NMA	Alterations to external materials and fenestration (as non-material amendment to planning permission 25/01392/FPH granted 09.07.2025) (amended plans received 20.06.2026).	158 Cambridge Road Hitchin Hertfordshire SG4 0JN

Submitted Plan Nos

242-030 Rev A Proposed North Elevation 242-031 Rev A Proposed East Elevation 242-32 Proposed South Elevation

1.0 Policies

2.0 **Site History**

- 2.1 25/01392/FPH - Alterations to existing fenestration to include a side entrance and rear openings. Single storey side and rear wraparound extension to include a bin and bike store, erection of front porch and first floor side/rear extension and installation of a rear biodiverse roof system with roof lights following demolition of existing attached garage and detached shed.

Conditional Permission

- 2.2 25/00458/FPH - Part two storey and part single storey side and rear extensions, front porch following demolition of existing attached garage, conservatory and shed. Alterations to fenestration.

Refused

- 2.3 18/01776/FPH - Two storey side extension and part two storey, part single storey rear extension (as amended by drawings NF002A, NF003A and NF004A received 10/08/2018).

Conditional Permission

3.0 **Representations**

- 3.1 None undertaken

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a two-storey, semi-detached dwelling located on the south-western side of Cambridge Road, Hitchin.

4.2 **Proposal**

4.2.1 Alterations to external materials and fenestration (as non-material amendment to planning permission 25/01392/FPH granted 09.07.2025)

4.3 **Key Issues**

4.3.1 Alterations to fenestration from the original permission would include the use of astragals, a glazed sidelight to the front door and the removal of the side elevation slit window. Alterations to external materials would see the use of the Siberian Larch Cladding, prevalent throughout the rest of the proposal, for the first-floor element en lieu of the initially proposed aluminium standing seam cladding and within the bike store en lieu of render. The alterations to fenestration and external materials are a minor deviation from the original design.

4.3.2 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

4.4.1 The proposed NMA matters are acceptable.

5.0 **Recommendation**

5.1 That the proposed NMA be **GRANTED**

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 July 2026	